

# "The City With a Heart"



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## AGENDA PLANNING COMMISSION MEETING

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**February 21, 2017**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

### ROLL CALL

### PLEDGE OF ALLEGIANCE

#### 1. APPROVAL OF MINUTES: January 17, 2017

#### 2. COMMUNICATIONS:

#### 3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA

Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

#### 4. ANNOUNCEMENT OF CONFLICT OF INTEREST

#### 5. PUBLIC HEARINGS:

##### A. 1480 Jenevein Avenue (APN: 020-241-200)

Zoning District: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow construction of a 891 square-foot first and second floor rear addition that would increase the gross floor area of the existing home by greater than 50% (75%) and exceed the maximum permitted floor area (0.63), per Section 12.200.030 of the San Bruno Municipal Code. The project includes a request for a Minor Modification to continue the non-conforming left side setback, per Section 12.120.010 of the San Bruno Municipal Code and a request for a Parking Exception to allow the two-car parking requirement to be met with tandem parking, per Section

Agenda Posted on: February 17, 2017

12.200.080.C of the San Bruno Municipal Code. Vladimir Mkrtychev and Olga Shpakova (Owners

and Applicants). **UP-16-017, PE-16-005, MM-17-001**

**B. 556 San Mateo Avenue (APN: 020-142-140)**

Zoning District: C-B-D (Central Business District)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow “My Busy Town” to operate a child recreation and play center within a 4,548 square-foot commercial space located in the C-B-D (Central Business District) zoning district, per Section 12.96.120.C.7 of the San Bruno Municipal Code. Request for a Parking Exception because the proposed commercial recreation facilities requires additional parking than the current retail use, per Section 12.100.090 of the San Bruno Municipal Code. Recommended Environmental Determination: Categorical Exemption. Tiffany and Alex Padilla (Applicants); Harold Gevertz (Owner). **UP-16-028, PE 17-001**

**C. 093-341-040 – The vacant lot located on the east side of Huntington Avenue, located between Sylvan Avenue and Florida Avenue.**

Zoning District: U – Unclassified

Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow an off-site construction staging area within a portion of the vacant lot located on the east side of Huntington Avenue, located between Sylvan Avenue and Florida Avenue, per Section 12.84.030 of the San Bruno Municipal Code. A portion of the vacant lot will serve as an off-site construction staging area for the construction of the mixed-use development located at 406-418 San Mateo Avenue. Johnstone Moyer, Inc. (Applicant), Peninsula Corridor Joint Powers Board (Owner) **TUP-17-001.**

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

Victory Honda – Oral report regarding code enforcement activities at 345 El Camino Real  
Select the March 16, 2017 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

Appoint New Planning Commission Chair and Vice-Chair

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on March 21, 2017 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.